



## STAFF REPORT

Meeting Date: October 15, 2003

**LAFCO CASE  
NAME & NO.**

- A. LAFCO 03-10S City of Fillmore Sphere of Influence Amendment – Heritage Valley
- B. LAFCO 03-10 – City of Fillmore Reorganization – Heritage Valley

**PROPOSALS:**

- A. Sphere of Influence Amendment to add approximately 101 acres to the City of Fillmore Sphere of Influence
- B. Reorganization of the City of Fillmore to annex approximately 235 acres into the City of Fillmore and to detach the same area from the Ventura County Fire Protection District, the Ventura County Resource Conservation District and the Ventura County Watershed Protection District.

**SIZE:**

- A. Approximately 101 acres
- B. Approximately 235 acres

**LOCATION:**

The proposal areas are located southeasterly of the City of Fillmore, generally located between State Highway 126 and the Santa Clara River at the southerly terminus of Central Avenue, Mountain View Street and Kellogg Street. (Attachment 1)

**ASSESSOR'S  
PARCEL NOS:**

- A. All or portions of Assessor's Parcel Nos. 041-0-260-395, -425, -435, -475, -505, and 041-0-290-075, -515, -580, -590, -645
- B. All or portions of Assessor's Parcel Nos. 041-0-260-020, -165, -395, -415, -425, -435, -475, -505, -600, and 041-0-290-075, -515, -580, -590, -645

**COMMISSIONERS AND STAFF**

**COUNTY:**

Steve Bennett  
Kathy Long  
*Alternate:*  
Linda Parks

**CITY:**

John Zaragoza, Vice Chair  
Evaristo Barajas  
*Alternate:*  
Don Waunch

**SPECIAL DISTRICT:**

Jack Curtis  
Dick Richardson  
*Alternate:*  
Ted Grandsen

**PUBLIC:**

Louis Cunningham, Chair  
*Alternate:*  
Kenneth M. Hess

**EXECUTIVE OFFICER:**

Everett Millais

**SENIOR PLANNER:**

Hollee Brunsky

**CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Noel Klebaum

**PROPONENT:** City of Fillmore, by Resolution

**NOTICE:** The Sphere of Influence Amendment was noticed as a public hearing as required by law. Based on a request by the Board of Supervisors and due to initial uncertainties about ownership, the Reorganization proceedings were also noticed as a public hearing.

**RECOMMENDATIONS:**

1. Certify the Commission has reviewed and considered the information contained in the project EIR prepared by the City of Fillmore as lead agency, and adopt the lead agency's Findings, Mitigation Measures, Statement of Overriding Considerations and Mitigation Monitoring Program contained in City of Fillmore Resolution No. 02-2606
2. Adopt the attached resolution (LAFCO 03-10S) making determinations and approving the City of Fillmore Sphere of Influence Amendment – Heritage Valley
3. Adopt the attached resolution (LAFCO 03-10) making determinations and approving the City of Fillmore Reorganization – Heritage Valley

## **GENERAL ANALYSIS:**

### **1. Land Use:**

#### **A. Site Information**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Agriculture and open space	<b>County:</b> A-E (Agricultural Exclusive); A-E /MRP (Agricultural Exclusive – Mineral Resource Protection); O-S-80Ac/MRP (Open Space – 80 acre minimum lot size – Mineral Resource Protection)  <b>City:</b> N/A	<b>County:</b> Agricultural Urban Reserve Overlay and Open Space  <b>City:</b> Heritage Valley Specific Plan Residential/ Public
<b>Proposed</b>	The City has approved a Development Agreement with Griffin Homebuilding Group, LLC, for a project that includes areas already in the City plus the areas covered by these proposals. The overall project consists of approximately 750 single family and “paired” residential units, a public elementary school, public parks and trails, a levee and flood control improvements.	<b>County:</b> N/A after annexation  <b>City:</b> Heritage Valley Specific Plan Residential/ Public, upon annexation	<b>County:</b> N/A after annexation  <b>City:</b> No Change

**B. Surrounding Land Uses and Zoning and General Plan Designations**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>North</b>	Residential (including El Dorado Mobile Home Park) and agriculture	<b>County:</b> O-S 160 Ac (Open Space-160 acre minimum lot size)  <b>City:</b> Medium Density Residential & Low Density Residential	<b>County:</b> Open Space Urban Reserve (generally north of Highway 126)  <b>City:</b> Residential
<b>South</b>	Open space – Santa Clara River	<b>County:</b> O-S 80Ac/MRP (Open Space-80 acre minimum lot size/Mineral Resource Protection)  <b>City:</b> N/A	<b>County:</b> Open Space  <b>City:</b> N/A
<b>East</b>	Agriculture	<b>County:</b> A-E (Agricultural Exclusive) & A-E /MRP (Agricultural Exclusive/ Mineral Resource Protection)  <b>City:</b> N/A	<b>County:</b> Agricultural Urban Reserve <b>City:</b> N/A
<b>West</b>	Residential and open space (Santa Clara River)	<b>County:</b> N/A  <b>City:</b> Medium Density Residential	<b>County:</b> Open Space Urban Reserve  <b>City:</b> Residential and Commercial

### **C. Topography, Natural Features and Drainage**

The property is generally level with slopes and drainage towards the Santa Clara River and Pole Creek.

Most of the property is within the 100 year floodplain of the Santa Clara River and part of the property, the area proposed to be added to the City's Sphere of Influence, is within the designated floodway of the Santa Clara River. As a part of the project approved by the City a levee is to be built approximately along the City's CURB line. Once the proposed levee is constructed the area north of the levee will be removed from both the designated floodplain and floodway. This is the area that will be developed with residential and public uses, including an elementary school. The area southerly of the City's CURB line, outside the proposed levee, will remain in the designated floodway of the Santa Clara River. This part of the proposal area, approximately 50 acres, is to remain open space and developed only for passive, low impact, public recreational use.

### **D. Conformity with Plans**

The City of Fillmore prepared an Environmental Impact Report (EIR) and approved a General Plan Amendment, a Development Agreement with Griffin Homebuilding Group, LLC, a Specific Plan, and a Master Tentative Map for the development project that is the basis for the proposed Sphere of Influence Amendment and Reorganization. The Sphere of Influence Amendment and Reorganization proposals are consistent with these City approvals and, as such, consistent with the Commission's policies relating to conformance with local plans and policies (Commissioner's Handbook Section 2.5.1.1).

Subsequent to the various City approvals for this project, the City adopted a General Plan update. That action did not change prior approvals for the subject proposals. A lawsuit has been filed challenging the validity of the City's EIR prepared for the General Plan update, but the subject Sphere of Influence Amendment and Reorganization proposals are not based on the General Plan update EIR or the City's General Plan update actions.

All of the proposal areas are now subject to the County's Save Our Agricultural and Open Space Resources (SOAR) ordinance. Any area annexed to the City, however, would change this status as such areas would be subject to City land use regulations.

The City of Fillmore adopted a City Urban Restriction Boundary (CURB) ordinance in January 2002. Most of the proposal area, including all of the area proposed for development, is within the City's CURB boundary. Approximately 50

acres, however, are outside the CURB boundary, but proposed to be included in the City's Sphere of Influence and annexed to the City as a part of the Reorganization. Based on the City's approvals this area outside the CURB will remain open space. A review of this aspect of the proposals is contained in the "Special Analysis" section of this Report.

## **2. Impact on Prime Agricultural Land, Agriculture and Open Space:**

### **A. Agricultural Land and Agriculture**

The majority of the area involved in the Reorganization proposal, approximately 150 acres, is considered to be prime agricultural land as defined in Government Code §56064. The Final EIR, including the comment letters and responses, provides a discussion about the impacts on agricultural lands. Based on the EIR, the City determined that there are unavoidable significant impacts on agriculture resulting from the project and adopted a "Statement of Overriding Considerations" for these impacts as a part of its certification of the EIR. (Attachment 4)

No part of the proposal area is subject to a Williamson Act Land Conservation contract, and no part of the proposal area is within a Farmland Security Zone.

No part of the proposal area is within a Greenbelt.

For both Sphere of Influence Amendments and Reorganizations the Commission has adopted detailed policies relating to the conversion of prime agricultural and open space lands to urban uses. (Commissioner's Handbook Sections 3.1.5 and 4.1.5). These policies were addressed as a part of the Program EIR and in a June 24, 2003 letter from the City Manager of the City of Fillmore submitted with the LAFCO applications.

Most of the Commission's policies about the conversion of agricultural and open space lands to urban uses have been satisfied. Based on the project alternative analysis in the Program EIR, the City has demonstrated that there are no other sites suitable for the proposed development within either the existing boundary of the City or within the existing Sphere of Influence. However, in making determinations about whether conversion of agricultural or open space lands will adversely impact adjoining prime agricultural or open space lands, the Commission's policies indicate that among the factors to be considered are whether there will be buffers to protect adjoining agricultural and open space lands, and the comments and recommendations of the Ventura County Agricultural Commissioner. (Commissioner's Handbook Sec. 4.1.5.3) The Agricultural Commissioner has provided a Memo relating to the pending LAFCO

proposals indicating the setbacks and buffers approved by the City are, “less than adequate to fully alleviate potential agricultural-urban interface conflicts, including those associated with pesticide applications.” (Attachment 8) While the Commission cannot impose any conditions that would directly regulate land use density or intensity, property development, or subdivision requirements (Government Code §56375), the comments and recommendations of the Agricultural Commissioner can be taken into account under the Commission’s own policies in deciding whether or not to approve proposals.

## **B. Open Space**

Nearly all of the area involved in the Sphere of Influence amendment, plus the area involved in the Reorganization proposal that is not considered as prime agricultural land, is open space. Most of the open space area is in the floodway of the Santa Clara River, with approximately 4 acres of this area owned by the Ventura County Watershed Protection District.

The same policies and comments noted above for agricultural land conversion are applicable to the conversion of open space lands. It should be noted, however, that most of the open space lands, approximately 50 acres of the approximately 85 acres considered open space lands, will not be converted to urban use and will remain open space and outside the City’s CURB boundary. The approximately 35 acres of open space that will be converted to urban use under the proposal are all within the City’s CURB boundary. Additional discussion about the rationale for including these open space lands in the Sphere of Influence amendment and Reorganization is included in the “Special Analysis” section of this Report.

## **3. Population:**

The City’s application indicates there are two dwelling units within the proposal areas. According to the Registrar of Voters there are no registered voters within the proposal areas. Given this information the areas are considered uninhabited in terms of LAFCO proceedings.

## **4. Services and Controls – Need, Cost, Adequacy and Availability:**

### **A. City of Fillmore Services**

The development project proposed requires the full range of municipal services provided by the City, including water, sanitary sewer (wastewater), drainage, police, fire and street lighting services. The City has represented that it is able to provide all necessary services, except for sanitary sewer services. The City

indicated as a part of its LAFCO application that it currently does not have the necessary contractual or design capacity to provide sewer service to the proposal area. The Fillmore City Manager has issued a directive preventing the issuance of permits for new sewer connections. This is a significant issue in terms of LAFCO's determinations and is reviewed further in the "Special Analysis" section of this Report.

The City has indicated that all necessary services will be funded by a combination of developer exactions, development impact fees, utility user fees, property tax, sales tax, State subventions and other City general revenues. Fees and taxes generated by the proposed project will assist the City in overcoming existing infrastructure and facility deficiencies.

## **B. Water**

One of the mandatory factors the Commission must consider when acting on a proposal for a change of organization or reorganization is the timely availability of water supplies adequate for projected needs. (Government Code §56668(k)) The City of Fillmore and surrounding areas are within the United Water Conservation District, but the City is both the wholesale and retail water purveyor for the City. 100% of the City's water supply comes from groundwater sources. The aquifer that is the source of the City's water is managed by United Water Conservation District under a Groundwater Management Plan administered by the District. The City has a Memorandum of Understanding (MOU) with United Water Conservation District for groundwater extraction.

The City as a part of the Program EIR conducted a water supply assessment in support of the proposed development. (EIR Appendix 10 J) Based on this assessment the City has adequate water supplies, with timely availability, sufficient to meet projected needs.

## **C. Schools**

The Fillmore Unified School District has indicated that the District can accommodate the development in the proposal area and is on record supporting the development. The project includes the construction of a new elementary school on a 10.6-acre site to be dedicated to the District.

## **5. Boundaries and Lines of Assessment:**

Due to discrepancies between the County Assessor's maps and title information provided by the project developer, both the County Surveyor and the County Assessor's staff had to research the history and deeds of the underlying property



ownerships in the proposal area. Originally this was an issue of concern about whether or not all property owners involved had provided written consent for the Reorganization. Due to this initial uncertainty, staff published notice of both the Sphere of Influence proposal and the Reorganization proposal as public hearings and sent mailed notice to all property owners and all registered voters within a 400-foot radius (larger than the mandatory 300 foot radius for a Reorganization proposal, due to initial boundary uncertainties). After notice was published and mailed, the boundary uncertainties about ownership were resolved and all affected landowners have consented to the Reorganization.

The boundaries for both the Sphere of Influence proposal and the Reorganization proposal can now be considered as definite and certain. There are still conflicts with lines of assessment as the proposal areas involve portions of three Assessor's Parcels. These conflicts will be corrected once any Reorganization map is recorded and based on the subsequent recording of a Final Tract Map.

A map for filing the Reorganization proposal with the State Board of Equalization was submitted by the City, but has yet to be checked and deemed sufficient for filing by the County Surveyor. A condition is included in the recommended resolution approving the Reorganization requiring that a map deemed sufficient by the County Surveyor for filing with the State Board of Equalization be submitted before Reorganization proceedings are completed.

#### **6. Assessed Value, Tax Rates and Indebtedness:**

Parcel No. 041-0-0260-165 is presently within tax rate area 01005. All of the other parcels (and portions of parcels) are in tax rate area 62004. Both tax rate areas have the same rates and ratios of \$1.135123 per \$100 of assessed valuation for land and improvements. Upon completion, the Reorganization area will be assigned to new tax rate areas.

#### **7. Environmental Impact of the Proposal:**

The City of Fillmore is the lead agency for the project, including the Sphere of Influence amendment and the Reorganization proposals. The City prepared a program EIR titled "Heritage Valley Parks Specific Plan Program Environmental Impact Report" that was previously distributed to the Commission for review.

In October 2002 the City adopted a Resolution certifying the Final EIR, making Findings, adopting a Statement of Overriding Considerations and a Mitigation Monitoring Program. (Attachment 4) Environmental effects which would remain significant and unavoidable after mitigation include Land Use, Agricultural Resources, Biological Resources, Air Quality, Noise, Drainage/Water Quality,

Aesthetic/Light & Glare, and Cumulative Traffic. The Statement of Overriding Considerations adopted by the City, including a review of project benefits, begins on page 30 of the Resolution.

The City's actions in certifying the program EIR were challenged as a violation of the California Environmental Quality Act (CEQA) in two lawsuits. As described in a letter and related enclosures from the Fillmore City Manager (Attachment 6), one of the lawsuits has been settled, with prejudice, pending further environmental study and analysis of the effects of the proposed levee. Portions of the other lawsuit have been dismissed, and the hearings have been scheduled to consider the remaining claims. No injunction or stay has been granted prohibiting the project from being carried out.

The Ventura LAFCO is a responsible agency under CEQA. Prior to any approval action the Commission must consider the EIR and adopt the City's findings, mitigation measures, and Statement of Overriding Considerations. As a responsible agency, the Ventura LAFCO was consulted during the preparation of the project EIR in compliance with CEQA. Regardless of any litigation the CEQA Guidelines indicate that the EIR prepared by the lead agency, "shall be conclusively presumed to comply with CEQA for purposes of use by responsible agencies...." (§15231) Furthermore CEQA Guidelines §15233 provides that, "If a lawsuit is filed challenging an EIR ... for non compliance with CEQA responsible agencies shall act as if the EIR ... complies with CEQA and continue to process the application for the project according to the time limits for responsible agency action..." and further provides that, "If no injunction or stay is granted in the lawsuit, the responsible agency shall assume that the EIR ... fully meets the requirements of CEQA ... and approval granted by a responsible agency in this situation provides only permission to proceed with the project at the applicant's risk prior to a final decision."

CEQA Guidelines §15096 also limits actions a responsible agency may take if it believes a final EIR to be inadequate to:

- (1) Taking the issue to court within 30 days of the lead agency's notice of determination.
- (2) Waiving any objection to the EIR
- (3) Causing the preparation of a subsequent EIR based on substantial changes to the project since the EIR was approved, substantial changes to the circumstances under which the project was approved, or new information of substantial importance which was not known and could not have been known at the time the EIR was certified and which relates to new or more significant effects or new or newly feasible mitigation measures.
- (4) In limited circumstances, assuming the role of lead agency.

The time frame for taking any court action by LAFCO has passed and based on the record of information submitted with the application there is no basis for the Commission to consider either a subsequent EIR or taking over the role of lead agency. Further, no information has been submitted to indicate that there are any feasible alternative mitigation measures or feasible new mitigation measures, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment.

## **8. Regional Housing Needs:**

The California Department of Housing and Community Development certified the City's Housing Element in July 2003. While no part of the proposed development that would result from the proposed Sphere of Influence Amendment and Reorganization will be for low or very low income households, the development was included in the overall Housing Element goals and is consistent with the Housing Element.

As noted in Attachment 5, the June 24, 2003 letter from the Fillmore City Manager submitted with the Sphere of Influence Amendment and Reorganization applications, the City of Fillmore is considered by SCAG as an entity "impacted" with an oversupply of low income housing. The City indicates that the proposed project will assist in meeting its overall housing supply needs and requirements.

## **9. Landowner and Annexing Agency Consent:**

LAFCO is solely responsible for determining Spheres of Influence. No landowner or city or special district consent is required.

Based on a review of title information, assessment records, and written statements of consent submitted in conjunction with the Reorganization application, 100% of the property owners involved in the proposed Reorganization have consented. Given this, the City has requested that all subsequent notice and protest proceedings be waived.

## **SPECIAL ANALYSIS:**

### **1. Wastewater (sewer) Capacity and Treatment**

When the project EIR was certified and when the City's applications were filed with LAFCO, the City's ability to provide sewer service to the proposed development upon annexation, or within a reasonable time after annexation, was in doubt. Since that time the City and representatives for the project developer have provided substantial additional and more recent supplemental information about the City's wastewater capacity and treatment. This information indicates the City will soon have the ability to provide the necessary sewer service for the approved development. (Attachments 6, 7 and 9)

The City conditioned its project approvals upon there being both sufficient wastewater treatment capacity to serve the proposed development and upon the City's ability to meet Regional Water Quality Control Board (RWQCB) discharge requirements. The City's project approvals also provided for the option of the construction of a "packaged" wastewater treatment plant to serve the proposed project in the event the City's wastewater treatment plant proved inadequate. The "packaged" treatment facility would be located at the City's wastewater treatment site and would use the City's outfall.

Information provided by the City demonstrates that the City has been dealing with improvements to its wastewater treatment operations in a pro-active fashion. On October 2, 2003 the RWQCB approved a revision to the discharge requirements for the City's wastewater treatment. Technical information provided indicates that the City should be able to meet these revised discharge requirements and allow new sewer connections within the near future.

The ability of the City to meet RWQCB requirements via the existing City treatment facility is a major reason for the recommendation for approval of both the Sphere of Influence Amendment and Reorganization proposals. In staff's opinion the installation of a "packaged" sewer treatment plant to serve a single development in an urban setting due to inadequacies of an existing public wastewater treatment facility is a poor solution. Unless it can be conclusively demonstrated that the installation of a "packaged" wastewater treatment plant would not cause unnecessarily higher service rates for future residents, would in no way impact the existing the rates or levels of service, now and in the future, of those served by the standard public wastewater treatment facility and would in no way be detrimental to the City's need and ability to upgrade and expand its standard public wastewater treatment facilities, a "packaged" wastewater treatment facility in this type of urban setting is inconsistent with determinations about orderly growth and development. However, based on the RWQCB's recent action relating to permitted discharge limits

and the recent information provided by the City, the Commission does not have to consider this issue. The City's existing wastewater treatment plant has the capacity to serve the proposed development that will result from the Sphere of Influence Amendment and Reorganization and the City appears to be able to allow the additional connections necessary and be in compliance with RWQCB discharge requirements within a reasonable time frame following any LAFCO approvals.

## **2. Relationship to the City's CURB Boundary**

City Urban Restriction Boundaries (CURB) are the result of local initiatives and ordinances that relate to city general plans. Except in one instance, all of the CURB and SOAR ordinances and initiatives adopted in Ventura County clearly state that they in no way inhibit LAFCO from changing or altering sphere of influence boundaries or approving annexations. While LAFCO is not bound by CURB or similar initiatives and ordinances in making decisions about spheres of influence or city boundaries, the Commission has adopted a policy stating that sphere of influence boundaries should coincide with, or cover lesser area than, voter approved growth boundaries. (Commissioner's Handbook – Policy 4.1.2.3). Under this policy, since areas outside a sphere of influence cannot be annexed, it follows that no annexations (including reorganizations) should occur outside CURB or similar boundaries.

The current applications are the first since the Commission adopted its policy about local growth boundaries. The City of Fillmore is requesting that approximately 50 acres of area outside the City's CURB boundary be added to the City's sphere of influence and annexed into the City. Since the area is outside the CURB boundary it cannot be considered for urban development by the City unless the City voters vote to amend the line. Similarly, since the area is designated as agriculture and open space in the County General Plan, it is also covered by the County's SOAR ordinance and development in the County cannot be considered unless approved by the voters Countywide.

In this instance the City is not requesting that the sphere of influence be amended and the area outside the CURB annexed in order to accommodate development. The area involved is in the floodway of the Santa Clara River and is intended to remain as open space and improved with minimal improvements for passive, low impact, public recreational use.

Typically areas that are to remain open space or agriculture, and that will not require city services in the foreseeable future, have not been included in a city's sphere of influence or approved for annexation, unless the property is not within a Greenbelt and one or more of the following factors exists:

- The property involved is owned by the city.

- The property involved is owned by a separate entity, such as a Joint Powers Authority (JPA), partially controlled by the city.
- The city is responsible for the operation and/or maintenance of facilities within the area.

Public trails are to be constructed in the open space area outside the City's CURB line and the native habitat enhanced as a part of the project. The City has indicated that it will likely end up either owning or otherwise controlling this land and will likely be responsible for on-going maintenance and operation of any recreational public improvements. (Attachment 5) Given these facts, including the open space area in the City's Sphere of Influence and approving the Reorganization is consistent with past practices of the Commission.

Even though the City's approvals provide for enhancing the open space area outside the CURB line for low impact, passive, public recreational use, there are a number of State and federal permitting agencies that have oversight of the River and the habitats within the River. All of the necessary approvals and permits have not been applied for at this point in time and whether or not the City and the project developer will be successful in gaining permission to construct public trails and allowing for public use in this floodway area remains uncertain. Thus, staff is recommending a condition as a part of any reorganization approval that requires, before the reorganization is recorded, the property owners of all properties outside the CURB line that will be included in the reorganization to record a covenant, binding on successor owners and assigns, consenting to the detachment of their property from the City if on or before January 1, 2010, there are no public trails or public use areas developed and if the City does not have ownership interest in the property. This condition, timed to meet the approximate time schedule for future sphere of influence updates, will give the Commission the future option of removing this area from both the City's sphere of influence and from the City boundaries if the City and project developer are unable to enhance this area as currently planned.

### **3. Sphere of Influence Amendment**

The proposed Reorganization cannot proceed until the entire area involved is within the City's Sphere of Influence. The City is requesting that LAFCO amend the existing Sphere of Influence by adding approximately 101 acres.

A sphere of influence amendment is different than a sphere of influence update, but the distinction is not precisely defined in law and is subject to the Commission's discretion. If the Commission determines that a sphere of influence update is necessary, based on a review that must occur at least once every five years, a municipal service review of the agency's services must first be conducted. Based on the size of the area proposed to be added to the sphere of influence in relation to the

overall size of the sphere of influence of the City of Fillmore, and considering the amount of specific review and analysis of the proposed development, the pending application was accepted and is being considered as a Sphere of Influence Amendment.

Government Code §56425 (e) requires that in determining the sphere of influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

*The present and planned uses in the area, including agricultural and open space lands.*

The approximate 101-acre area proposed to be added to the City's Sphere of Influence is in the unincorporated area of the County, has County General Plan designations of Agriculture with an Urban Reserve Overlay and Open Space, and is mainly within the existing floodway of the Santa Clara River.

The City of Fillmore has approved a Specific Plan, Development Agreement and other entitlements for a residential development of up to 750 dwelling units public uses consistent with the City's General Plan. Included in the approvals are approximately 50 acres outside the City's CURB that are to be retained as open space in the floodway of the Santa Clara River, but improved for low impact, passive, public recreational use. This area will either be owned or controlled by the city and the City will be responsible for maintenance and operational oversight of any improvements. The City's approvals provide for the construction of a levee approximately along the City's CURB line. The Federal Emergency Management Agency (FEMA) has concurred with the technical analysis necessary to more precisely define the floodway of the Santa Clara River and has issued a "Letter of Map Revision," a necessary prerequisite for seeking further State and federal approvals relating to the proposed levee. (Attachment 9)

*Describe the present and probable need for public facilities and services in the area.*

The area is presently used for agriculture and open space and at this time there is no need for public facilities. The City has approved a Specific Plan, Development Agreement and other entitlements for the development of the area within the City's CURB boundary, approximately half of the area proposed to be added to the City's Sphere of Influence. The full range of urban services, including sanitary sewer services, retail water services, drainage, law enforcement fire protection and street lighting, are necessary for the proposed development in this area.

The approximately 50 acre area that is proposed to be included in the City's sphere of influence that will remain open space and within the Santa Clara River floodway is to be a passive, public nature park that is proposed to include public trails. The need for public services to this area will be extremely limited, but any public recreational facilities will either be owned by the City or subject to contingent ownership by the City. The City will also be responsible for maintenance and operational control of this area.

*The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing urban services to the proposal area and has indicated such services either are adequate or will be adequate at the time development occurs. The City has provided information about its ability to provide sewer service to the proposed development indicating that recent changes to treatment processes should be consistent with limits imposed by the Regional Water Quality Control Board and that treatment capacity is sufficient for the development proposed in the area to be added to the sphere of influence.

Approximately 10.6 acres will be donated to the Fillmore Unified School District and the project developer will be constructing a new elementary school on this site. The School District has indicated that that with the construction of this new school, school facilities will be adequate.

*The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The only social and economic community of interest for the proposal is the City of Fillmore and unincorporated areas within the City of Fillmore's Area of Interest.

**4. Detachment from Ventura County Resource Conservation District and Ventura County Watershed Protection District**

The application materials submitted by the City, including the City's Resolution initiating proceedings, request that the territory involved in the Reorganization be detached from the Ventura County Watershed Protection District (formerly the Ventura County Flood Control District). Such an action is inappropriate and is not recommended. The entire County, including all territory within cities, is within the boundaries of the Watershed Protection District, and in fact the Watershed Protection District is one of the affected property owners in this Reorganization. The jurisdictional change to annex territory into the City of Fillmore will not impact the boundaries or operations of the Ventura County Watershed Protection District.



The application materials filed by the City do not address detaching the territory involved in the Reorganization from the Ventura County Resource Conservation District. Since this District only serves unincorporated County territory the District has provided blanket consent to LAFCO for detaching all affected territory being annexed to cities. Thus, detachment from the Ventura County Resource Conservation District is recommended as a part of any Reorganization action.

## **ALTERNATIVE ACTIONS AVAILABLE:**

- A. If the Commission, following public testimony and review of materials submitted, determines that the boundaries or other aspects of either the Sphere of Influence Amendment proposal or the Reorganization proposal should be modified, a motion clearly stating the modifications necessary for approval or for proceedings to continue should also provide for revised maps and legal descriptions to be filed, as appropriate, and should include adoption of this Report and all referenced materials as part of the public record.
- B. If the Commission, following public testimony and review of materials submitted, determines that further information or further action by another public agency is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- C. If the Commission, following public testimony and review of materials submitted, determines that the Sphere of Influence Amendment and/or the Reorganization proposals should be denied, a motion to deny should include adoption of this Report and all referenced materials as part of the public record. Unless the Commission approves the Sphere of Influence Amendment proposal the Reorganization proposal cannot be approved.

## **Attachments:**

### **LAFCO Information**

1. Vicinity and other descriptive maps
2. LAFCO 03-10S - Resolution Approving the Sphere of Influence Amendment
3. LAFCO 03-10 – Resolution Approving the Reorganization

### **Information Submitted by the City**

4. City of Fillmore Resolution No. 02-2606 Certifying the Final Environmental Impact Report; Making Findings; Adopting A Statement of Overriding Considerations and A Mitigation Monitoring Program
5. June 24, 2003 letter from the Fillmore City Manager submitted with the applications
6. September 26, 2003 letter, with exhibits, from the Fillmore City Manager providing updated information about the status of the City's sewer treatment plant, project lawsuits, and the City's Housing Element
7. September 26, 2003 letter, with exhibits, from the Fillmore City Engineer providing updated information about the status of the City's sewer treatment plant

### **Information Provided by Interested Agencies**

8. August 6, 2003 Memorandum from the Office of the Agricultural Commissioner, with attachments

### **Information Provided on Behalf of Griffin Industries**

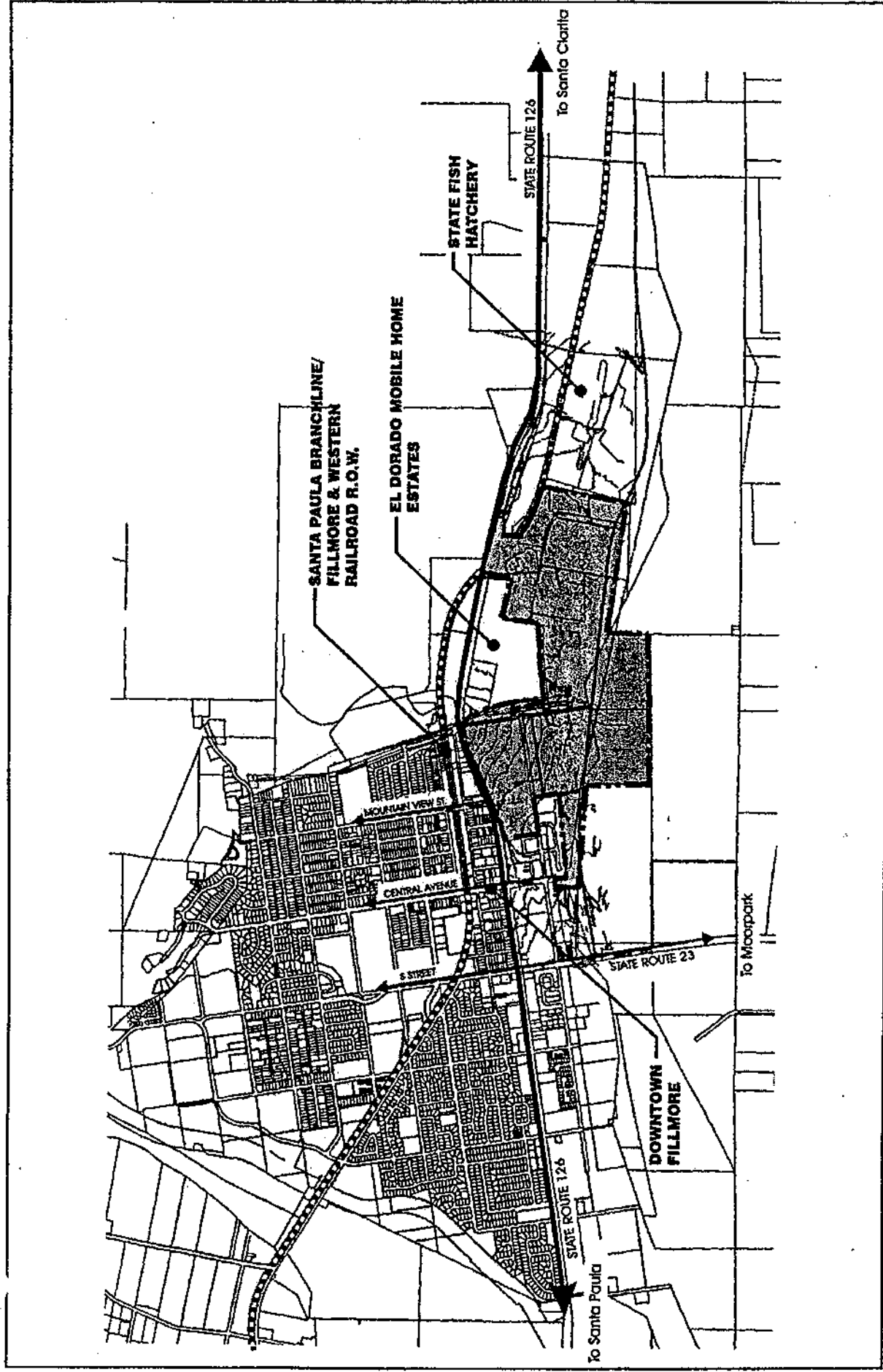
9. October 2, 2003 Letter from Bob Braitman, with enclosures, providing information about the adequacy of the City's sewer system, the location of floodway limits, and other information related to LAFCO actions

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PREPARED FOR THE COMMISSION BY:

---

Everett Millais, Executive Officer



Source: Heritage Valley Parks Specific Plan.



Not to Scale

 - Project Site

CITY OF FILLMORE  
HERITAGE VALLEY PARKS PROGRAM EIR  
**Site Vicinity Map**

**LAFCO 03-10S**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING A SPHERE OF INFLUENCE  
AMENDMENT FOR THE CITY OF FILLMORE – HERITAGE  
VALLEY**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on October 15, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental document and determination; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the organization of local governmental agencies within Ventura County; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 15, 2003 is adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

**The present and planned uses in the area, including agricultural and open space lands.**

The approximate 101-acre area proposed to be added to the City's Sphere of Influence is in the unincorporated area of the County, has County General Plan designations of Agriculture with an Urban Reserve Overlay and Open Space, and is mainly within the existing floodway of the Santa Clara River.

The City of Fillmore has approved a Specific Plan, Development Agreement and other entitlements for a residential development of up to 750 dwelling units and public uses consistent with the City's General Plan. Included in the approvals are approximately 50 acres outside the City's CURB that are to be retained as open space in the floodway of the Santa Clara River, but improved for low impact, passive, public recreational use. This area will either be owned or controlled by the city and the City will be responsible for maintenance and operational oversight of any improvements. The City's approvals provide for the construction of a levee approximately along the City's CURB line. The Federal Emergency Management Agency (FEMA) has concurred with the technical analysis necessary to more precisely define the floodway of the Santa Clara River and has issued a "Letter of Map Revision," a necessary prerequisite for seeking further State and federal approvals relating to the proposed levee.

*Describe the present and probable need for public facilities and services in the area.*

The area is presently used for agriculture and open space and at this time there is no need for public facilities. The City has approved a Specific Plan, Development Agreement and other entitlements for the development of the area within the City's CURB boundary, approximately half of the area proposed to be added to the City's Sphere of Influence. The full range of urban services, including sanitary sewer services, retail water services, drainage, law enforcement fire protection and street lighting, are necessary for the proposed development in this area.

The approximately 50 acre area that is proposed to be included in the City's sphere of influence that will remain open space and within the Santa Clara River floodway is to be a passive, public nature park that is proposed to include public trails. The need for public services to this area will be extremely limited, but any public recreational facilities will either be owned by the City or subject to contingent ownership by the City. The City will also be responsible for maintenance and operational control of this area.

*The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing urban services to the proposal area and has indicated such services either are adequate or will be adequate at the time development occurs. The City has provided information about its ability to provide sewer service to the proposed development indicating that recent changes to treatment processes should be consistent with limits imposed by the Regional Water Quality Control Board and that treatment capacity is sufficient for the development proposed in the area to be added to the sphere of influence.

Approximately 10.6 acres will be donated to the Fillmore Unified School District and the project developer will be constructing a new elementary school on this site. The School District has indicated that that with the construction of this new school, school facilities will be adequate.

*The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The only social and economic community of interest for the proposal is the City of Fillmore and unincorporated areas within the City of Fillmore's Area of Interest.

- (3) The Sphere of Influence Amendment is hereby approved as submitted and as generally depicted on Exhibit A attached hereto and made a part hereof. It is the intent of this Amendment that the Sphere of Influence boundary coincide with the southerly boundary of the City of Fillmore Reorganization – Heritage Valley proposal (LAFCO 03-10), upon the completion of Reorganization proceedings.
- (4) The subject proposal is assigned the following distinctive short form designation:  
**LAFCO 03-10S – CITY OF FILLMORE SPHERE OF INFLUENCE  
AMENDMENT – HERITAGE VALLEY**
- (5) The Commission has reviewed and considered the information contained in the Environmental Impact Report prepared by the City of Fillmore as lead agency, and adopts the lead agency's Findings, Mitigation Measures, Statement of Overriding Considerations and Mitigation Monitoring Program. [CEQA Guidelines §15090, §15091, §15093, and §15096(h)].
- (6) The Commission determines that there are not any feasible alternative mitigation measures or feasible new mitigation measures, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment. [CEQA Guidelines §15096(g)(2)]
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).

This resolution was adopted on October 15, 2003.

AYES:

NOES:

ABSTAINS:

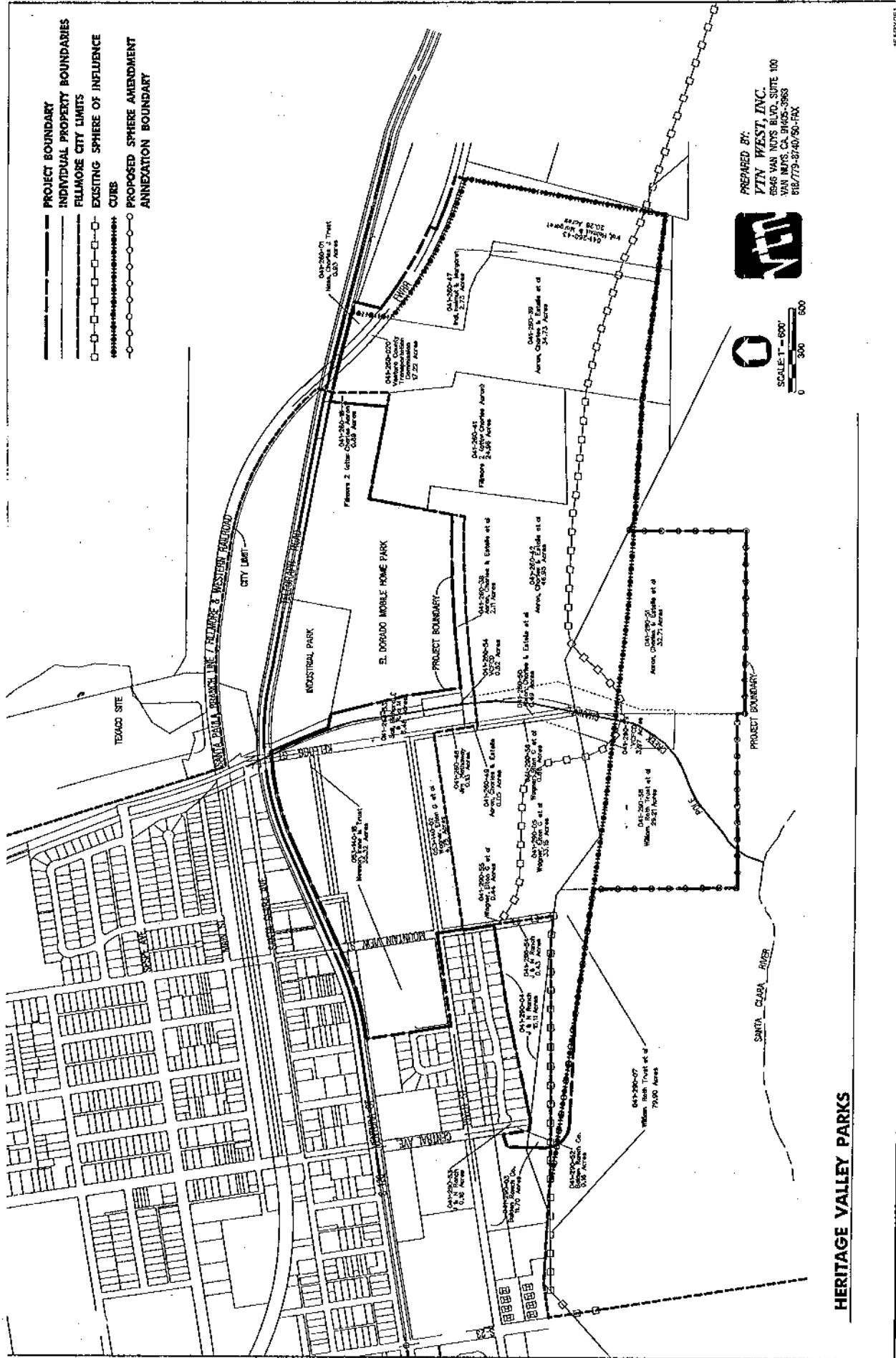
Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Fillmore  
Ventura Co. Fire Protection District  
Ventura Co. Resource Conservation District  
Ventura Co. Watershed Protection District  
Ventura Co. Agricultural Commissioner  
Ventura Co. Assessor  
Ventura Co. Auditor  
Ventura Co. Surveyor  
Ventura Co. Planning  
United Water Conservation District



# EXHIBIT A



**LAFCO 03-10**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF FILLMORE  
REORGANIZATION – HERITAGE VALLEY; ANNEXATION  
TO THE CITY OF FILLMORE, DETACHMENT FROM THE  
VENTURA COUNTY FIRE PROTECTION DISTRICT AND  
DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on October 15, 2003; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document and determination, and applicable local plans and policies; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited pursuant to Government Code §56046; and

WHEREAS, proof has been given to the Commission that all property owners in the affected territory have consented to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 15, 2003 is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Fillmore, a detachment from the Ventura County Fire Protection District and a detachment from the Ventura County Resource Conservation District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A. A detachment from the Ventura County Watershed Protection District, as initiated by the City of Fillmore, is specifically not approved.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 03-10 - CITY OF FILLMORE REORGANIZATION –  
HERITAGE VALLEY**

- (5) The Commission has reviewed and considered the information contained in the Environmental Impact Report prepared by the City of Fillmore as lead agency, and adopts the lead agency's Findings, Mitigation Measures, Statement of Overriding Considerations and Mitigation Monitoring Program. [CEQA Guidelines §15090, §15091, §15093, and §15096(h)].
- (6) The Commission determines that there are not any feasible alternative mitigation measures or feasible new mitigation measures, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment. [CEQA Guidelines §15096(g)]
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).
- (8) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Fillmore.
- (9) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose

territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings [Government Code §56663].

- (10) This reorganization shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization are received by the LAFCO Executive Officer and the Executive Officer has received verification from the Ventura County Surveyor that all map checking and processing fees have been paid.**
- (11) This reorganization shall not be recorded until all LAFCO fees have been paid, until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer, and until the Ventura County Assessor provides the Executive Officer with information that all fees have been paid as required by the County of Ventura resolution establishing an assessor's fee for LAFCO filings.**
- (12) This reorganization shall not be recorded until the Executive Officer has proof that all property owners affected by this reorganization with property outside the City of Fillmore's City Urban Restriction Boundary (CURB) have executed and recorded a covenant, binding on future owners, heirs and assigns, consenting to the detachment of their property from the City of Fillmore and annexation to the Ventura County Fire Protection District and the Ventura County Resource Conservation District if on or before January 1, 2010 the City of Fillmore has no ownership interest in the property and if no public recreational improvements, such as public trails, have been constructed on the property. The covenant shall be in a format that meets the provisions of this condition to the satisfaction of the Executive Officer and LAFCO legal counsel prior to recordation.**

This resolution was adopted on October 15, 2003.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Fillmore  
Ventura Co. Fire Protection District  
Ventura Co. Resource Conservation District  
Ventura Co. Watershed Protection District  
Ventura Co. Agricultural Commissioner  
Ventura Co. Assessor  
Ventura Co. Auditor  
Ventura Co. Surveyor  
Ventura Co. Planning  
United Water Conservation District

July 24, 2003  
W.O. No. 5549-82  
VTNLGL 03-20

## LEGAL DESCRIPTION

A portion of Lot 1, Lot 16 and a portion of that tract of land marked Cienega of Fillmore Subdivision of Sespe Rancho in the County of Ventura, State of California as per map recorded in Book 3, page 5, of Maps, in the office of the County Recorder of said County and a portion of Lot 1, Lot 2 and the Northeast quarter of the Northwest quarter of Section 31 and Lot 1 of Section 32, both of Township 4 North Range 19 West, San Bernardino Meridian according to the official plat of the survey of said land filed in the District Land Office described as follows:

THE BASIS OF BEARINGS for this description is the bearing North  $81^{\circ}02'49''$  East shown along the centerline of Telegraph Road (existing State Route 126) between Station 435+00.21 and 458+86.68 as shown on State of California, Transportation Agency, Department of Public Works Division of Highways (CALTRANS), Coordinate Control Map Route-07-VE-126 Drawing C.C.M.VE126D-1, dated August 1967 California State Co-ordinate System Zone 5 (Lambert).

Beginning at a point on the Northerly boundary of the "Sespe Land and Water Company Addition No. 1" to the City of Fillmore, as described in that annexation filed January 31, 1969 with the Secretary of State of California, said point being the Easterly terminus of that course in said Document cited as bearing North  $79^{\circ}30'$  West said point also being the Easterly terminus of that course in the Southerly boundary of Parcel "A" of the Parcel Map of a portion of The Cienega of the Fillmore Subdivision filed in Book 9, page 79 of Parcel Maps records of said County; thence, along the Easterly boundary of said Parcel Map and it's Southerly extension by the following course and along the boundary of the City of Fillmore per said annexation, by the following 6 courses,

1. North  $79^{\circ}26'25''$  West 780.00 feet; thence,
2. South  $11^{\circ}01'15''$  West 688.69 feet to the beginning of a curve concave Southerly having a radius of 8500.00 feet, a radial line to said beginning of curve bears North  $00^{\circ}53'12''$  East; thence, along the arc of said curve,
3. Westerly, through a central angle of  $7^{\circ}16'57''$ , a length of 1080.39 feet; thence, tangent to said curve,
4. South  $83^{\circ}36'15''$  West 149.70 feet; thence,
5. South  $83^{\circ}36'07''$  West 289.01 feet; to the centerline of Kellogg Street; thence, along said centerline, cited as South  $9^{\circ}15'$  East per that document of incorporation of the City of Fillmore adopted July 14, 1914,
6. North  $8^{\circ}55'13''$  West 306.08 feet to a point distant thereon 150.00 feet from the Southerly line of River Street; thence, along a line parallel with the Southerly line of said River Street lying Southerly at a perpendicular distance of 150.00 feet by the following course,
7. South  $81^{\circ}04'47''$  West 1441.37 feet to the centerline of Mountain View Street and the Easterly line of that Ventura Local Agency Formation Commission Certificate of Completion recorded May 24, 1994 as Instrument No. 94-090533 Official Records of said County; thence, along

said Easterly line and the boundary of said Instrument by the following 3 courses,

8. South 8°57'10" East 649.41 feet; thence,
9. North 84°02'46" West 167.04 feet; thence,
10. South 89°34'23" West 1487.28 feet to the beginning of a curve concave Northeasterly having a radius of 175.00 feet, a radial line to said beginning of curve bears North 76°04'20" East; thence, leaving said boundary line of the City of Fillmore and along the arc of said curve,
11. Southeasterly, through a central angle of 73°30'25", a length of 224.51 feet; thence, tangent to said curve,
12. South 87°26'06" East 776.70 feet; thence,
13. South 82°22'06" East 919.61 feet to the Westerly line of Lot 1, Section 31, Township 4 North, Range 20 West according to the Official plat of the survey of said land filed in the District Land Office; thence, along said Westerly line and the Southerly line of said Lot by the following 2 courses,
14. South 0°43'01" East 1026.08 feet; thence,
15. North 89°20'35" East 1251.81 feet to the Westerly line of Lot 1, Section 32, Township 4 North, Range 20 West according to the Official plat of the survey of said land filed in the District Land Office; thence, along said Westerly line and the Southerly and Easterly lines of said Lot by the following 3 courses,
16. South 54.07 feet; thence,
17. East 1323.96 feet; thence,
18. North 830.41 feet to the Southerly line of said tract of land marked Cienega of Fillmore Subdivision of Sespe Rancho; thence, along said Southerly line,
19. South 63°58'55" East 95.00 feet to the Northerly line of the land described in the deed recorded November 28, 1975 as Instrument No. 86441 in Book 4501, at page 175 said Official Records; thence, leaving said Southerly line of Cienega and along said Northerly line of said land by the following 2 courses,
20. South 86°34'57" East 856.47 feet; thence,
21. South 83°07'41" East 960.78 feet Westerly terminus of the Northerly line of the land described in the deed recorded August 10, 1977 as Instrument No. 94407 in Book 4918, page 365 of said Official Records; thence, along said Northerly line,
22. South 83°07'41" East 386.67 feet to the Westerly line of the land described in the deed recorded August 10, 1977 as Instrument No. 94409 in Book 4918 at page 372 of said Official Recorded; thence, along said Westerly line,

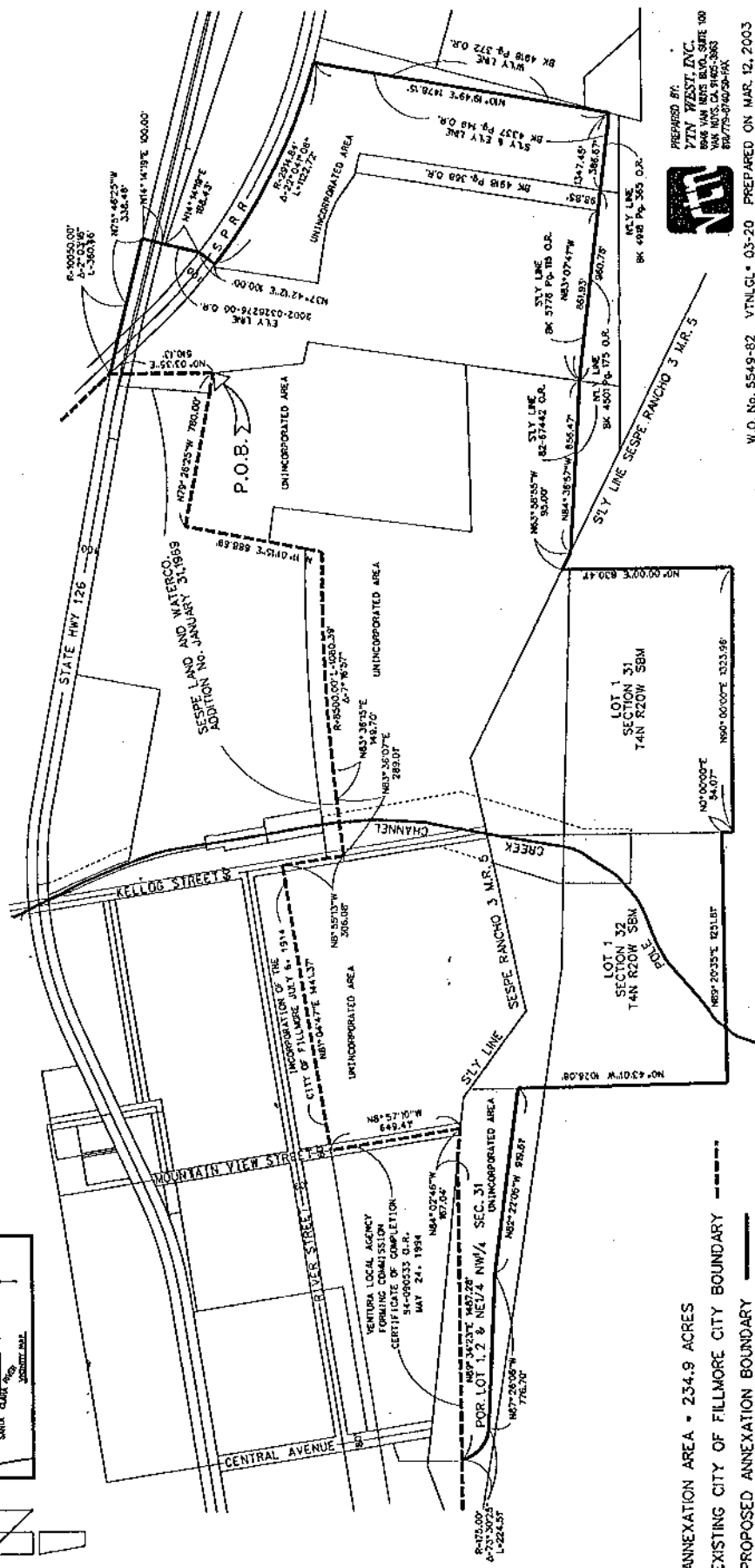
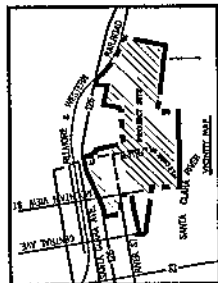
23. North 10°19'49" East 1478.15 feet to a point in the Southerly line of the Southern Pacific Railroad right of way 100.00 feet wide, said point being on a curve concave Northeasterly having a radius of 2914.84 feet, a radial line to said point bears South 15°38'04" West ; thence, along said Southerly line and along the arc of said curve,
24. Northwesterly, through a central angle of 22°04'08, a length of 1122.72 feet; thence, leaving said curve and said Southerly right of way,
25. North 37°42'12" East 100.00 feet to the Northerly line of said Southern Pacific Right of way and the Easterly line of the land described in the deed recorded December 24, 2002 as Document No. 2002-0328276 of said Official Records; thence, along said Easterly line,
26. North 14°14'49" East 188.43 feet to a point on the Southerly line of that parcel of land (Telegraph Road, 100 feet wide) conveyed to the State of California by deed recorded June 5, 1937 in Book 522, page 280 of Official Records of said County; thence, continuing along the Northerly prolongation of said last line,
27. North 14°14'49" East 100.00 feet to the Northerly line of said Telegraph Road; thence, along said Northerly line by the following 2 courses,
28. North 75°46'25" West 338.48 feet to the beginning of a tangent curve concave Southwesterly having a radius of 10050.00 feet; thence, along said Northerly line and the arc of said curve,
29. Northwesterly, through a central angle of 2°03'18, a length of 360.46 feet to the herein above cited Easterly boundary line of said "Sespe Land and Water Company Addition No. 1 to the City of Fillmore; thence, along said Easterly line,
30. South 0°03'35" West 510.13 feet to the POINT OF BEGINNING.

Containing an area of approximately 234.48 acres.



ANNEXATION TO THE CITY OF HILLMORE AND DETACHMENT  
FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT  
AND DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT

A PORTION OF LOT 16 AND A PORTION OF THAT TRACT OF LAND MARKED  
 A PORTION OF LOT 16, SUBDIVISION OF SESSE RANCHO IN THE COUNTY OF  
 CLACKAMA, STATE OF OREGON, AS PER MAP RECORDED IN BOOK 3, PAGE 5, OF  
 PLAT 10,000, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION  
 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
 SECTION 31, LOT 2 AND LOT 1 OF SECTION 32, BOTH OF TOWNSHIP 4 NORTH RANGE 19  
 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT OF THE  
 SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE



ANNEXATION AREA - 234.9 ACRES

EXISTING CITY OF FILLMORE CITY BOUNDARY

## PROPOSED ANNEXATION BOUNDARY



PREPARED BY:  
VTN WEST, INC.  
6946 VAN NUYS BLVD., SUITE 100  
VAN NUYS, CA 91405-3963  
818/779-8740/58-FAX

WFO No. 5549-82 VTNLGL-03-20 PREPARED ON MAR. 12, 2003

1651002